FILE NO.: BAC-12-11623

Karen Y Johnson Davidson County
Batch# 140585 DEEDWARRSP
09/13/2018 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180913-0091006

PREPARED BY AND RETURN TO:
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	1903 MARCELLA DRIVE NASHVILLE, TN 37217	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108

MAP PARCEL NUMBER: 107-09-0-034.00

THIS INDENTURE, dated MAY 1, 2018, between **BANK OF AMERICA, N.A.** Grantor, whose address is 7105 Corporate Drive, Plano, TX 75024 and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

TRACT 1:
BEING LOT NUMBER 193, ON THE PLAN OF BEL AIR SUBDIVISION SECTION 2, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2900, PAGES 29-32, REGISTER`S OFFICE FOR DAVIDSON COUNTY,TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.
TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING RESERVED PARCEL "C" ON THE PLAN OF BEL AIR, SECTION 2, OF RECORD IN BOOK 2900, PAGES 29-32, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20140422-0033337, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This entity is tax exempt.

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TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 1 DAY OF MAY, 2014.

BANK OF AMERICA, N.A.

By: _____ 5/1/14 (L.S.)
Printed Name: TIMOTHY JAMES DELVIA
Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Before me, Terri Johnson-Hart [Notary Public], of the State and County aforesaid, personally appeared TIMOTHY JAMES DELVIA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the AVP [title] of BANK OF AMERICA, N.A., the within named bargainor, and that he/she as such AVP [title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., by himself/herself as such AVP.

WITNESS my hand and seal, this 1 day of MAY, 2014.

_____
Notary Public

My commission expires: 9-27-16

(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terri Johnson-Hart, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

AFFIDAVIT OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$141,923.98, (*TAX EXEMPT – GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ 5/1/14
Affiant Printed Name TIMOTHY JAMES DELVIA
Title: ASSISTANT VICE PRESIDENT of BANK OF AMERICA, NA

Subscribed and sworn to before me on
this the 1 day of MAY, 2014.

_____
Notary Public
My commission expires: 9-27-16
(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terri Johnson-Hart, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TRUE COPY CERTIFICATION

I, Jeff Horn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Destiny Carnes, a notary public for this county and state, Jeff Horn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

09/13/2018
Date

Notary's Signature

My Commission Expires: April 30, 2021
Notary's Seal (if on paper)

DESTINY CARNES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA APRIL 30, 2021